

HOUSING NOW

Edmonton CMA



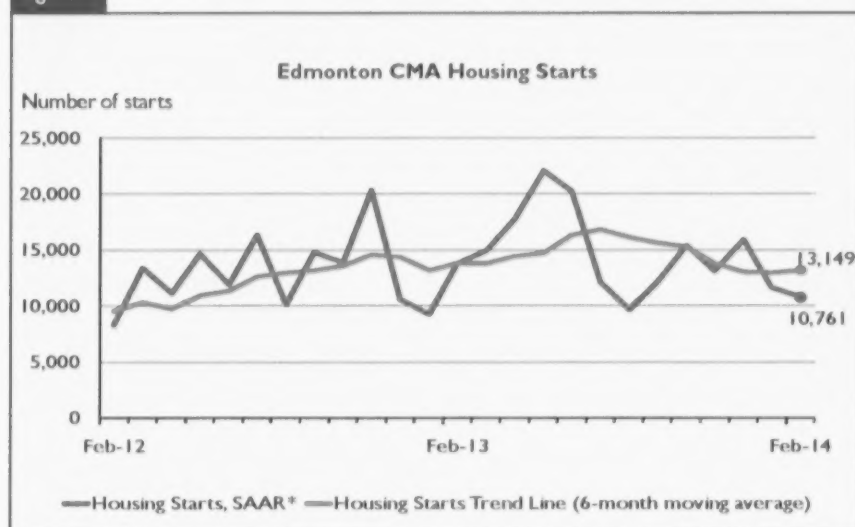
CANADA MORTGAGE AND HOUSING CORPORATION

Date Released: March 2014

Highlights

- Actual housing starts decline in February
- Single-detached inventory rises
- Multi-family housing starts move lower

Figure 1

* SAAR¹: Seasonally Adjusted Annual Rate

¹ Seasonally adjusted annual rates (SAAR) — Monthly housing starts figures are adjusted to remove normal seasonal variation and multiplied by 12 to reflect annual levels. By removing seasonal ups and downs, seasonal adjustment allows for a comparison from one season to the next and from one month to the next. Reporting monthly figures at annual rates indicates the annual level of starts that would be obtained if the monthly pace was maintained for 12 months. This facilitates comparison of the current pace of activity to annual forecasts as well as to historical annual levels.

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Housing Market Overview

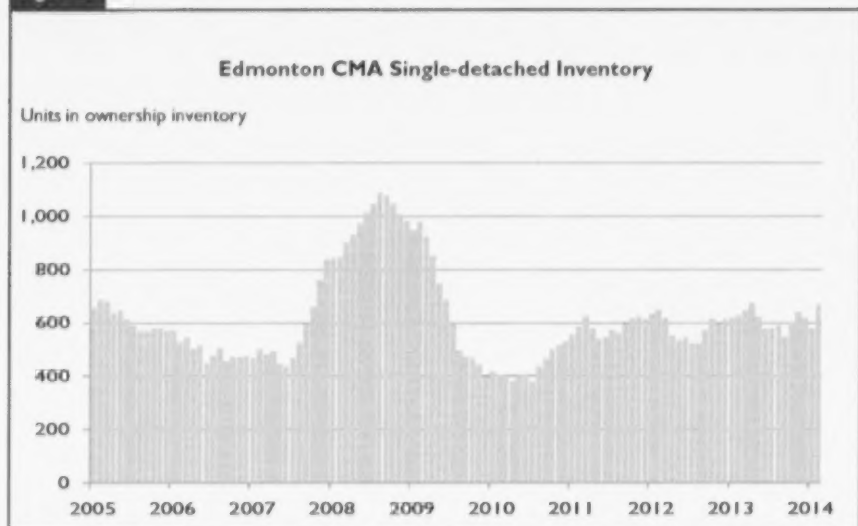
Housing starts in the Edmonton Census Metropolitan Area (CMA) were trending at 13,149 units in February compared to 12,972 in January. The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of total housing starts.

Actual housing starts in the Edmonton CMA declined 25 per cent in February to 787 units, down from 1,054 a year prior. The decline was attributable to lower multi-family starts which fell to 295 starts from 659 in February 2013. After two months of 2014, housing starts for the Edmonton CMA totalled 1,563 units, a seven per cent decline from the same period of 2013.

The number of single-detached housing starts in the Edmonton CMA increased on a year-over-year basis for the second consecutive month in February. Foundations were poured on 492 single-family homes, up 25 per cent from the 395 starts one year earlier. Within the City of Edmonton, 363 single-family homes were started, 32 per cent higher year-over-year. Year-to-date, single-detached housing starts for the Edmonton CMA reached 880, a 26 per cent increase over the same period of 2013. Employment gains, low mortgage rates, and elevated migration continue to support demand for new single-family homes in Edmonton.

There were 3,890 single-family homes under construction in February, seven per cent higher than a year earlier. Although the number of homes under construction has moved higher

Figure 2



Source: CMHC

in the past year, it is close to the preceding 10-year average of 3,783. Completions of single-family homes totalled 590 in February, up 44 per cent from the same period of 2013. Absorptions of single-family homes also increased. There were 504 absorptions in February, up from 401 in February 2013. With the number of completions surpassing absorptions, the number of single-family homes in ownership inventory increased. The number of complete and unabsorbed single-detached homes in ownership inventory rose six per cent year-over-year in February to 665 units. Total supply, which includes homes under construction and those that are completed and not absorbed, was up seven per cent year-over-year in February.

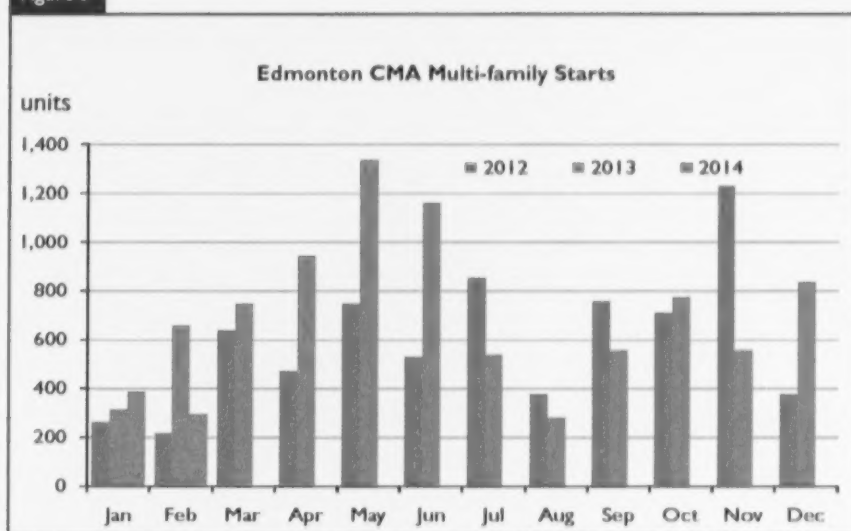
The average absorbed price for a new single-detached home increased 10.5 per cent on a year-over-year basis in February to \$566,859. A shift

to homes priced in the higher price ranges contributed to the increase. Homes priced above \$650,000 accounted for 18 per cent of single-family absorptions in February, up from 12 per cent in the corresponding period of 2013. This shift also led to an increase in the median absorbed price, which moved from \$451,900 in February 2013 to \$499,500 in February 2014.

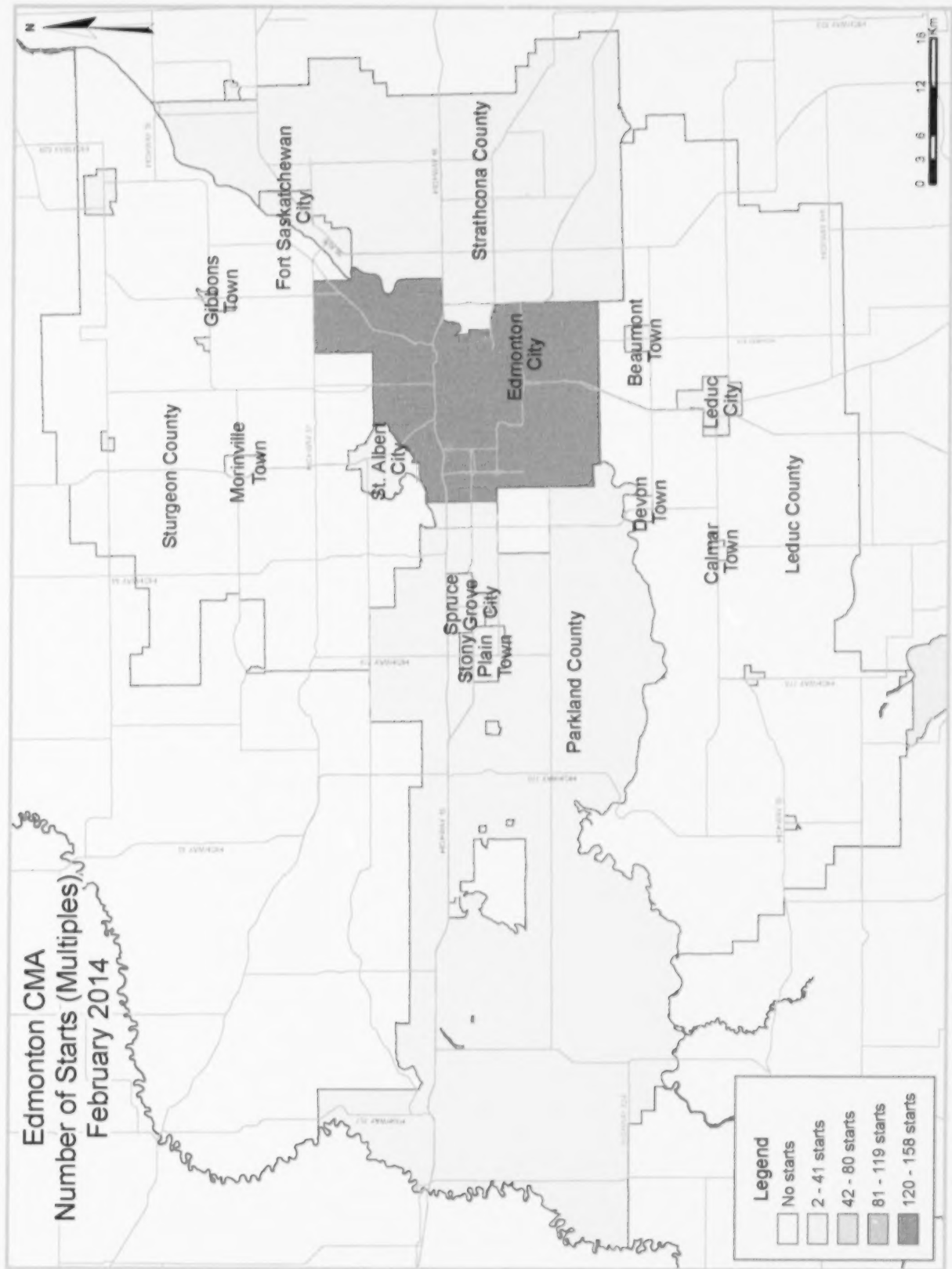
Multi-family housing starts in the Edmonton CMA, which include semi-detached, row, and apartment units, declined 55 per cent year-over-year in February. There were 295 multi-family housing starts recorded in February, down from 659 in the corresponding period of 2013. Semi-detached starts were the only unit type to post an increase at five per cent year-over-year, while row starts and apartment starts declined 60 per cent and 81 per cent, respectively.

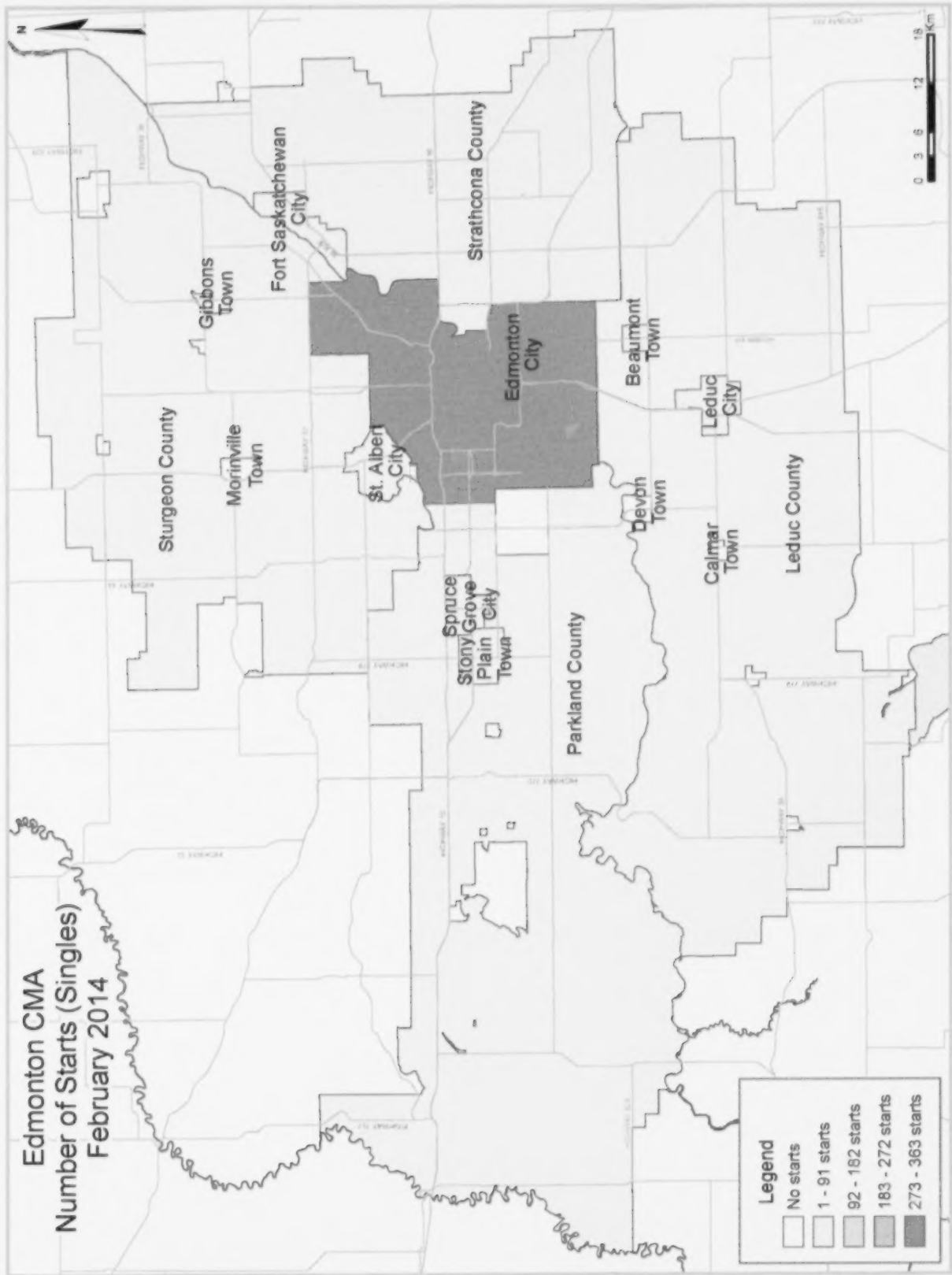
Although multi-family housing starts were lower in February, the number of units currently under construction was higher on a year-over-year basis. There were 9,337 multi-family units under construction in February, 16 per cent higher than one year prior. At the same time, multi-family absorptions in the ownership market were relatively stable. A total of 348 units were absorbed compared to 349 in the same month of 2013. Ownership inventory of multi-family units declined to 614 in February, down 28 per cent from one year prior. As multi-family units that are currently under construction move into completion, there is a risk that inventory will move higher.

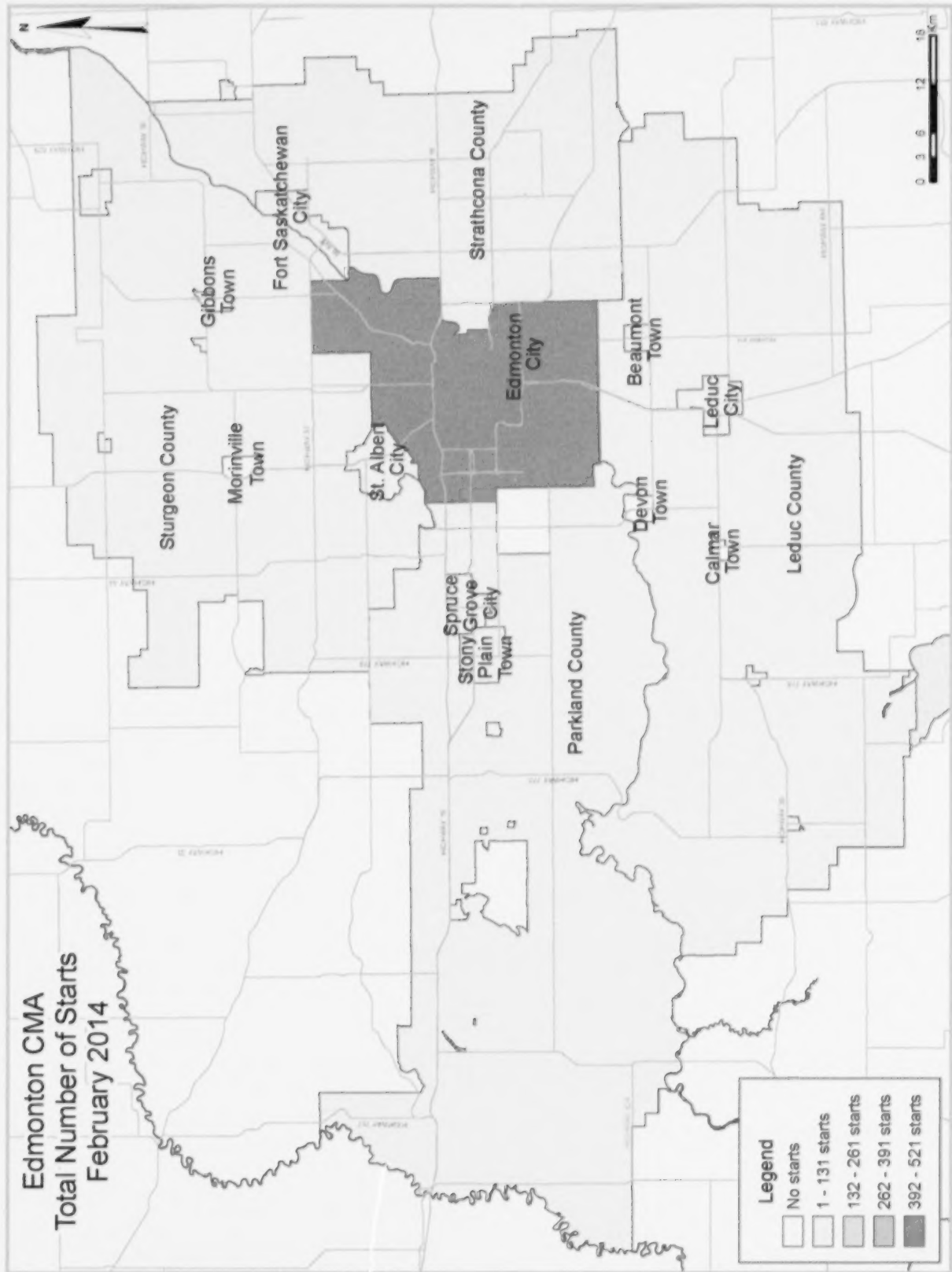
Figure 3

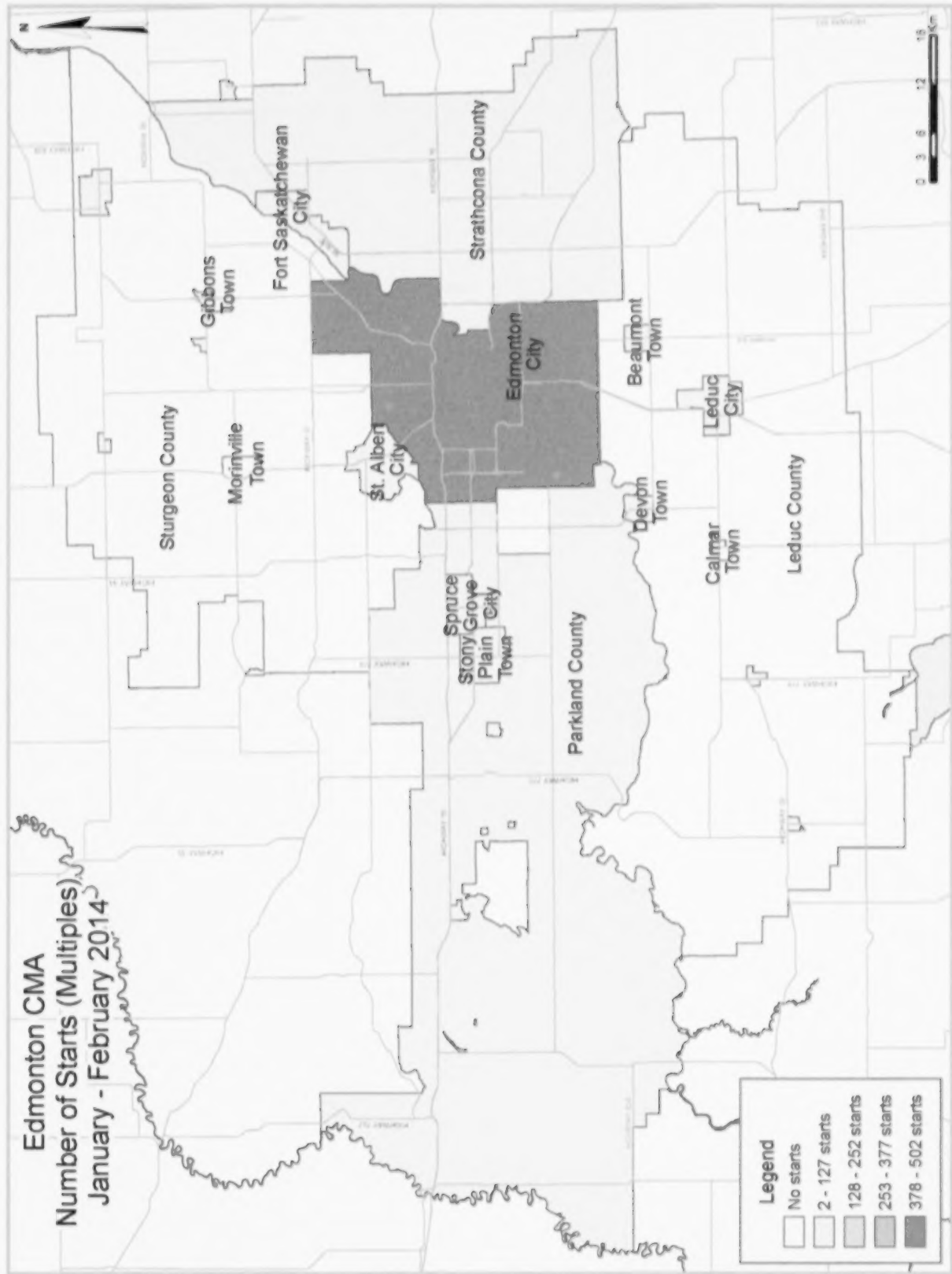


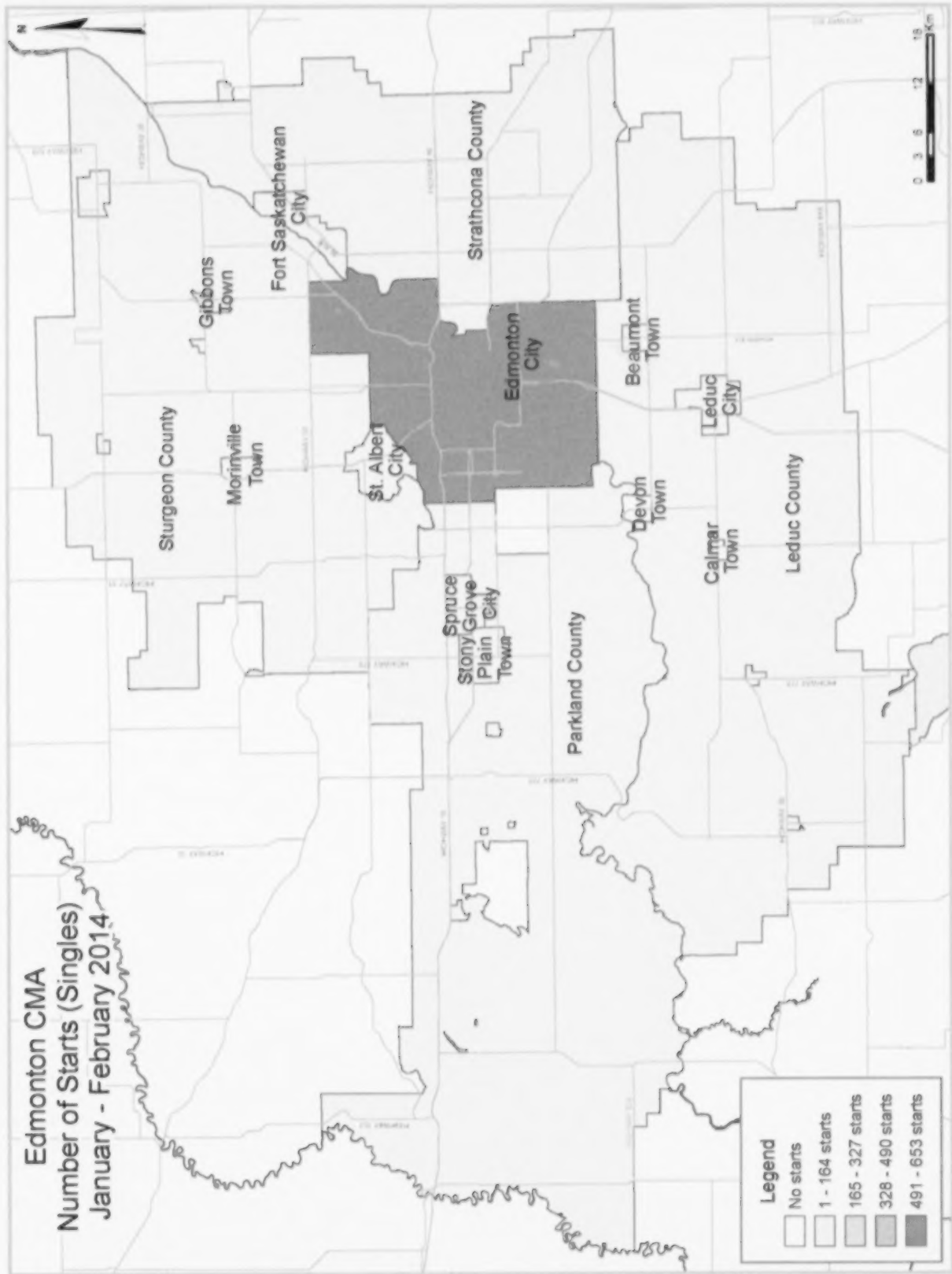
Source: CMHC

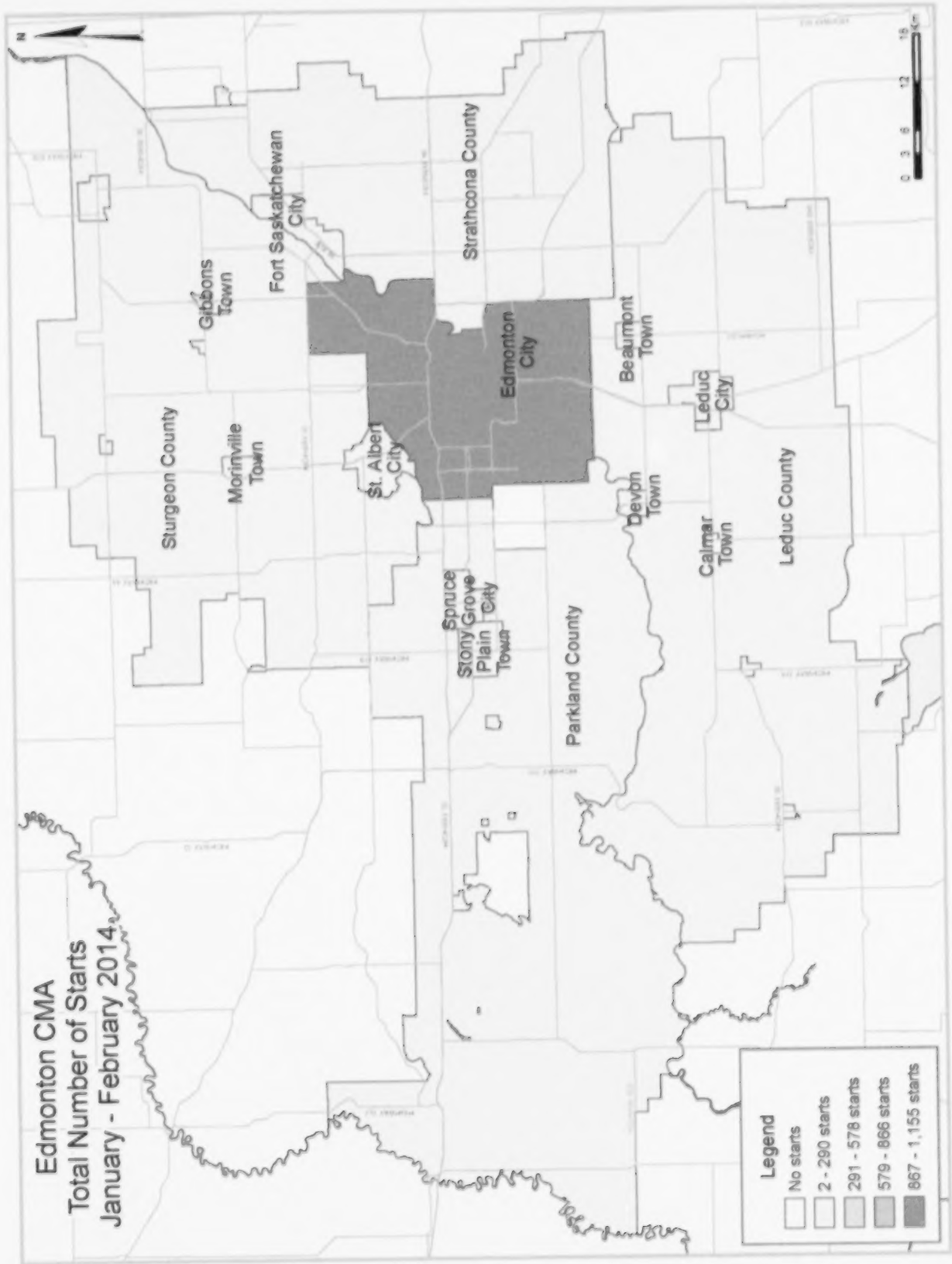












HOUSING NOW REPORT TABLES

Available in ALL reports:

- 1 Housing Starts (SAAR and Trend)
- 1.1 Housing Activity Summary of CMA
- 2 Starts by Submarket and by Dwelling Type - Current Month or Quarter
- 2.1 Starts by Submarket and by Dwelling Type - Year-to-Date
- 3 Completions by Submarket and by Dwelling Type - Current Month or Quarter
- 3.1 Completions by Submarket and by Dwelling Type - Year-to-Date
- 4 Absorbed Single-Detached Units by Price Range
- 5 MLS® Residential Activity
- 6 Economic Indicators

Available in SELECTED Reports:

- 1.3 History of Housing Activity (once a year)
- 2.2 Starts by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
- 2.3 Starts by Submarket, by Dwelling Type and by Intended Market - Year-to-Date
- 2.4 Starts by Submarket and by Intended Market - Current Month or Quarter
- 2.5 Starts by Submarket and by Intended Market - Year-to-Date
- 3.2 Completions by Submarket, by Dwelling Type and by Intended Market - Current Month or Quarter
- 3.3 Completions by Submarket, by Dwelling Type and by Intended Market - Year-to-Date
- 3.4 Completions by Submarket and by Intended Market - Current Month or Quarter
- 3.5 Completions by Submarket and by Intended Market - Year-to-Date
- 4.1 Average Price (\$) of Absorbed Single-Detached Units

SYMBOLS

- n/a Not applicable
- * Totals may not add up due to co-operatives and unknown market types
- ** Percent change > 200%
- Nil
- Amount too small to be expressed
- SA Monthly figures are adjusted to remove normal seasonal variation

Table 1: Housing Starts (SAAR and Trend)
February 2014

| Edmonton CMA ¹ | January 2014 | February 2014 |
|---------------------------------------|---------------|---------------|
| Trend ² | 12,972 | 13,149 |
| SAAR | 11,619 | 10,761 |
| | February 2013 | February 2014 |
| Actual | | |
| February - Single-Detached | 395 | 492 |
| February - Multiples | 659 | 295 |
| February - Total | 1,054 | 787 |
| January to February - Single-Detached | 699 | 880 |
| January to February - Multiples | 974 | 683 |
| January to February - Total | 1,673 | 1,563 |

Source: CMHC

¹ Census Metropolitan Area

² The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR)

Detailed data available upon request

Table 1.1: Housing Activity Summary of Edmonton CMA
February 2014

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|-------|-------------------|-------------|--------------|--------------|-----------------------|--------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| February 2014 | 492 | 142 | 24 | 0 | 69 | 20 | 0 | 40 | 787 |
| February 2013 | 395 | 140 | 39 | 0 | 161 | 319 | 0 | 0 | 1,054 |
| % Change | 24.6 | 1.4 | -38.5 | n/a | -57.1 | -93.7 | n/a | n/a | -25.3 |
| Year-to-date 2014 | 880 | 270 | 28 | 0 | 90 | 129 | 0 | 166 | 1,563 |
| Year-to-date 2013 | 698 | 244 | 63 | 1 | 196 | 393 | 0 | 78 | 1,673 |
| % Change | 26.1 | 10.7 | -55.6 | -100.0 | -54.1 | -67.2 | n/a | 112.8 | -6.6 |
| UNDER CONSTRUCTION | | | | | | | | | |
| February 2014 | 3,882 | 1,292 | 286 | 6 | 957 | 4,390 | 15 | 2,399 | 13,227 |
| February 2013 | 3,605 | 1,260 | 151 | 6 | 1,112 | 3,794 | 20 | 1,689 | 11,637 |
| % Change | 7.7 | 2.5 | 89.4 | 0.0 | -13.9 | 15.7 | -25.0 | 42.0 | 13.7 |
| COMPLETIONS | | | | | | | | | |
| February 2014 | 590 | 170 | 58 | 0 | 11 | 51 | 8 | 64 | 952 |
| February 2013 | 410 | 158 | 19 | 0 | 44 | 119 | 2 | 262 | 1,014 |
| % Change | 43.9 | 7.6 | ** | n/a | -75.0 | -57.1 | ** | -75.6 | -6.1 |
| Year-to-date 2014 | 953 | 312 | 84 | 0 | 93 | 261 | 8 | 369 | 2,080 |
| Year-to-date 2013 | 826 | 326 | 53 | 1 | 149 | 230 | 2 | 464 | 2,051 |
| % Change | 15.4 | -4.3 | 58.5 | -100.0 | -37.6 | 13.5 | ** | -20.5 | 1.4 |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| February 2014 | 664 | 206 | 28 | 1 | 111 | 269 | n/a | n/a | 1,279 |
| February 2013 | 627 | 189 | 40 | 1 | 157 | 463 | n/a | n/a | 1,477 |
| % Change | 5.9 | 9.0 | -30.0 | 0.0 | -29.3 | -41.9 | n/a | n/a | -13.4 |
| ABSORBED | | | | | | | | | |
| February 2014 | 504 | 179 | 59 | 0 | 44 | 66 | n/a | n/a | 852 |
| February 2013 | 401 | 140 | 13 | 0 | 59 | 137 | n/a | n/a | 750 |
| % Change | 25.7 | 27.9 | ** | n/a | -25.4 | -51.8 | n/a | n/a | 13.6 |
| Year-to-date 2014 | 907 | 313 | 91 | 0 | 140 | 298 | n/a | n/a | 1,749 |
| Year-to-date 2013 | 809 | 297 | 41 | 0 | 156 | 242 | n/a | n/a | 1,545 |
| % Change | 12.1 | 5.4 | 122.0 | n/a | -10.3 | 23.1 | n/a | n/a | 13.2 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| STARTS | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| February 2014 | 363 | 106 | 15 | 0 | 13 | 20 | 0 | 4 | 521 |
| February 2013 | 276 | 102 | 19 | 0 | 155 | 319 | 0 | 0 | 871 |
| Beaumont Town | | | | | | | | | |
| February 2014 | 6 | 2 | 3 | 0 | 0 | 0 | 0 | 0 | 11 |
| February 2013 | 12 | 4 | 8 | 0 | 0 | 0 | 0 | 0 | 24 |
| Devon Town | | | | | | | | | |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | | | | | | | | | |
| February 2014 | 21 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 25 |
| February 2013 | 20 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 24 |
| Leduc City | | | | | | | | | |
| February 2014 | 21 | 12 | 6 | 0 | 22 | 0 | 0 | 0 | 61 |
| February 2013 | 23 | 14 | 0 | 0 | 0 | 0 | 0 | 0 | 37 |
| Leduc County | | | | | | | | | |
| February 2014 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| February 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | | | | | | | | | |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February 2013 | 3 | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 7 |
| Parkland County | | | | | | | | | |
| February 2014 | 6 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| February 2013 | 7 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Spruce Grove City | | | | | | | | | |
| February 2014 | 30 | 6 | 0 | 0 | 12 | 0 | 0 | 0 | 48 |
| February 2013 | 15 | 6 | 8 | 0 | 0 | 0 | 0 | 0 | 29 |
| St. Albert City | | | | | | | | | |
| February 2014 | 14 | 2 | 0 | 0 | 16 | 0 | 0 | 0 | 32 |
| February 2013 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| Stony Plain Town | | | | | | | | | |
| February 2014 | 14 | 8 | 0 | 0 | 3 | 0 | 0 | 0 | 25 |
| February 2013 | 2 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 10 |
| Strathcona County | | | | | | | | | |
| February 2014 | 10 | 0 | 0 | 0 | 3 | 0 | 0 | 0 | 13 |
| February 2013 | 23 | 0 | 0 | 0 | 6 | 0 | 0 | 0 | 29 |
| Sturgeon County | | | | | | | | | |
| February 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| February 2013 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 |
| Remainder of the CMA | | | | | | | | | |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 36 |
| February 2013 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 4 |
| Edmonton CMA | | | | | | | | | |
| February 2014 | 492 | 142 | 24 | 0 | 69 | 20 | 0 | 40 | 787 |
| February 2013 | 395 | 140 | 39 | 0 | 161 | 319 | 0 | 0 | 1,054 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

| | Ownership | | | | | | Rental | | Total ^(*) |
|------------------------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|----------------------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| UNDER CONSTRUCTION | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| February 2014 | 2,572 | 988 | 166 | 6 | 716 | 4,052 | 7 | 1,629 | 10,136 |
| February 2013 | 2,254 | 938 | 70 | 6 | 914 | 3,542 | 8 | 1,502 | 9,234 |
| Beaumont Town | | | | | | | | | |
| February 2014 | 103 | 38 | 31 | 0 | 0 | 0 | 0 | 0 | 172 |
| February 2013 | 178 | 28 | 23 | 0 | 0 | 0 | 0 | 0 | 229 |
| Devon Town | | | | | | | | | |
| February 2014 | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 3 |
| February 2013 | 11 | 0 | 0 | 0 | 5 | 0 | 0 | 0 | 16 |
| Fort Saskatchewan City | | | | | | | | | |
| February 2014 | 141 | 46 | 0 | 0 | 2 | 0 | 0 | 142 | 331 |
| February 2013 | 137 | 38 | 0 | 0 | 8 | 0 | 0 | 0 | 183 |
| Leduc City | | | | | | | | | |
| February 2014 | 194 | 64 | 61 | 0 | 51 | 160 | 4 | 0 | 534 |
| February 2013 | 196 | 84 | 15 | 0 | 25 | 160 | 0 | 0 | 480 |
| Leduc County | | | | | | | | | |
| February 2014 | 116 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 116 |
| February 2013 | 95 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 95 |
| Morinville Town | | | | | | | | | |
| February 2014 | 24 | 0 | 12 | 0 | 4 | 0 | 0 | 37 | 77 |
| February 2013 | 40 | 4 | 12 | 0 | 23 | 0 | 0 | 0 | 79 |
| Parkland County | | | | | | | | | |
| February 2014 | 122 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 126 |
| February 2013 | 149 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 159 |
| Spruce Grove City | | | | | | | | | |
| February 2014 | 155 | 94 | 16 | 0 | 39 | 44 | 0 | 143 | 491 |
| February 2013 | 101 | 88 | 31 | 0 | 17 | 92 | 0 | 0 | 329 |
| St. Albert City | | | | | | | | | |
| February 2014 | 109 | 2 | 0 | 0 | 60 | 72 | 0 | 378 | 621 |
| February 2013 | 91 | 10 | 0 | 0 | 0 | 0 | 0 | 118 | 219 |
| Stony Plain Town | | | | | | | | | |
| February 2014 | 55 | 22 | 0 | 0 | 22 | 4 | 0 | 34 | 137 |
| February 2013 | 42 | 46 | 0 | 0 | 28 | 0 | 0 | 0 | 116 |
| Strathcona County | | | | | | | | | |
| February 2014 | 171 | 32 | 0 | 0 | 63 | 58 | 0 | 0 | 324 |
| February 2013 | 193 | 14 | 0 | 0 | 92 | 0 | 0 | 69 | 368 |
| Sturgeon County | | | | | | | | | |
| February 2014 | 69 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 69 |
| February 2013 | 69 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 69 |
| Remainder of the CMA | | | | | | | | | |
| February 2014 | 50 | 0 | 0 | 0 | 0 | 0 | 4 | 36 | 90 |
| February 2013 | 49 | 0 | 0 | 0 | 0 | 0 | 12 | 0 | 61 |
| Edmonton CMA | | | | | | | | | |
| February 2014 | 3,882 | 1,292 | 286 | 6 | 957 | 4,390 | 15 | 2,399 | 13,227 |
| February 2013 | 3,605 | 1,260 | 151 | 6 | 1,112 | 3,794 | 20 | 1,689 | 11,637 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETIONS | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| February 2014 | 368 | 112 | 11 | 0 | 7 | 51 | 8 | 0 | 557 |
| February 2013 | 251 | 130 | 11 | 0 | 18 | 119 | 2 | 262 | 793 |
| Beaumont Town | | | | | | | | | |
| February 2014 | 16 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 18 |
| February 2013 | 14 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 16 |
| Devon Town | | | | | | | | | |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| February 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | | | | | | | | | |
| February 2014 | 15 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| February 2013 | 21 | 4 | 4 | 0 | 0 | 0 | 0 | 0 | 29 |
| Leduc City | | | | | | | | | |
| February 2014 | 30 | 10 | 3 | 0 | 0 | 0 | 0 | 0 | 43 |
| February 2013 | 32 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 42 |
| Leduc County | | | | | | | | | |
| February 2014 | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 |
| February 2013 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| Morinville Town | | | | | | | | | |
| February 2014 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| February 2013 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | | | | | | | | | |
| February 2014 | 29 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 29 |
| February 2013 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 |
| Spruce Grove City | | | | | | | | | |
| February 2014 | 62 | 34 | 44 | 0 | 0 | 0 | 0 | 0 | 140 |
| February 2013 | 13 | 4 | 4 | 0 | 8 | 0 | 0 | 0 | 29 |
| St. Albert City | | | | | | | | | |
| February 2014 | 11 | 2 | 0 | 0 | 0 | 0 | 0 | 64 | 77 |
| February 2013 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| Stony Plain Town | | | | | | | | | |
| February 2014 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 9 |
| February 2013 | 9 | 8 | 0 | 0 | 4 | 0 | 0 | 0 | 21 |
| Strathcona County | | | | | | | | | |
| February 2014 | 25 | 8 | 0 | 0 | 4 | 0 | 0 | 0 | 37 |
| February 2013 | 24 | 0 | 0 | 0 | 14 | 0 | 0 | 0 | 38 |
| Sturgeon County | | | | | | | | | |
| February 2014 | 11 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 11 |
| February 2013 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 17 |
| Remainder of the CMA | | | | | | | | | |
| February 2014 | 7 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 7 |
| February 2013 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 8 |
| Edmonton CMA | | | | | | | | | |
| February 2014 | 590 | 170 | 58 | 0 | 11 | 51 | 8 | 64 | 952 |
| February 2013 | 410 | 158 | 19 | 0 | 44 | 119 | 2 | 262 | 1,014 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

| | Ownership | | | | | | Rental | | Total* |
|--------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| COMPLETED & NOT ABSORBED | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| February 2014 | 358 | 134 | 21 | 1 | 65 | 211 | n/a | n/a | 790 |
| February 2013 | 297 | 113 | 16 | 0 | 67 | 270 | n/a | n/a | 763 |
| Beaumont Town | | | | | | | | | |
| February 2014 | 34 | 6 | 2 | 0 | 0 | 0 | n/a | n/a | 42 |
| February 2013 | 26 | 2 | 1 | 0 | 0 | 0 | n/a | n/a | 29 |
| Devon Town | | | | | | | | | |
| February 2014 | 3 | 0 | 0 | 0 | 3 | 0 | n/a | n/a | 6 |
| February 2013 | 1 | 0 | 0 | 0 | 1 | 0 | n/a | n/a | 2 |
| Fort Saskatchewan City | | | | | | | | | |
| February 2014 | 36 | 8 | 0 | 0 | 1 | 0 | n/a | n/a | 45 |
| February 2013 | 62 | 13 | 1 | 1 | 8 | 28 | n/a | n/a | 113 |
| Leduc City | | | | | | | | | |
| February 2014 | 38 | 12 | 2 | 0 | 0 | 0 | n/a | n/a | 52 |
| February 2013 | 36 | 22 | 0 | 0 | 1 | 17 | n/a | n/a | 76 |
| Leduc County | | | | | | | | | |
| February 2014 | 5 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| February 2013 | 1 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 1 |
| Morinville Town | | | | | | | | | |
| February 2014 | 13 | 0 | 3 | 0 | 9 | 0 | n/a | n/a | 25 |
| February 2013 | 15 | 0 | 1 | 0 | 16 | 0 | n/a | n/a | 32 |
| Parkland County | | | | | | | | | |
| February 2014 | 12 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 12 |
| February 2013 | 12 | 4 | 0 | 0 | 0 | 0 | n/a | n/a | 16 |
| Spruce Grove City | | | | | | | | | |
| February 2014 | 53 | 22 | 0 | 0 | 18 | 0 | n/a | n/a | 93 |
| February 2013 | 47 | 20 | 21 | 0 | 35 | 0 | n/a | n/a | 123 |
| St. Albert City | | | | | | | | | |
| February 2014 | 37 | 2 | 0 | 0 | 0 | 12 | n/a | n/a | 51 |
| February 2013 | 35 | 0 | 0 | 0 | 0 | 35 | n/a | n/a | 70 |
| Stony Plain Town | | | | | | | | | |
| February 2014 | 22 | 17 | 0 | 0 | 9 | 42 | n/a | n/a | 90 |
| February 2013 | 31 | 12 | 0 | 0 | 5 | 52 | n/a | n/a | 100 |
| Strathcona County | | | | | | | | | |
| February 2014 | 47 | 5 | 0 | 0 | 6 | 4 | n/a | n/a | 62 |
| February 2013 | 59 | 3 | 0 | 0 | 24 | 61 | n/a | n/a | 147 |
| Sturgeon County | | | | | | | | | |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| February 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| Remainder of the CMA | | | | | | | | | |
| February 2014 | 6 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 6 |
| February 2013 | 5 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| Edmonton CMA | | | | | | | | | |
| February 2014 | 664 | 206 | 28 | 1 | 111 | 269 | n/a | n/a | 1,279 |
| February 2013 | 627 | 189 | 40 | 1 | 157 | 463 | n/a | n/a | 1,477 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

Table 1.2: Housing Activity Summary by Submarket
February 2014

| | Ownership | | | | | | Rental | | Total* |
|------------------------|-----------|------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| ABSORBED | | | | | | | | | |
| Edmonton City | | | | | | | | | |
| February 2014 | 305 | 132 | 11 | 0 | 32 | 57 | n/a | n/a | 537 |
| February 2013 | 233 | 121 | 8 | 0 | 30 | 131 | n/a | n/a | 523 |
| Beaumont Town | | | | | | | | | |
| February 2014 | 22 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 22 |
| February 2013 | 14 | 2 | 0 | 0 | 0 | 0 | n/a | n/a | 16 |
| Devon Town | | | | | | | | | |
| February 2014 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| February 2013 | 0 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 0 |
| Fort Saskatchewan City | | | | | | | | | |
| February 2014 | 9 | 1 | 0 | 0 | 0 | 0 | n/a | n/a | 10 |
| February 2013 | 17 | 3 | 3 | 0 | 3 | 0 | n/a | n/a | 26 |
| Leduc City | | | | | | | | | |
| February 2014 | 28 | 9 | 1 | 0 | 0 | 0 | n/a | n/a | 38 |
| February 2013 | 28 | 11 | 0 | 0 | 0 | 0 | n/a | n/a | 39 |
| Leduc County | | | | | | | | | |
| February 2014 | 4 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 4 |
| February 2013 | 9 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 9 |
| Morinville Town | | | | | | | | | |
| February 2014 | 3 | 0 | 2 | 0 | 7 | 0 | n/a | n/a | 12 |
| February 2013 | 4 | 0 | 0 | 0 | 3 | 0 | n/a | n/a | 7 |
| Parkland County | | | | | | | | | |
| February 2014 | 28 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 28 |
| February 2013 | 5 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 5 |
| Spruce Grove City | | | | | | | | | |
| February 2014 | 43 | 26 | 45 | 0 | 0 | 0 | n/a | n/a | 114 |
| February 2013 | 11 | 3 | 2 | 0 | 8 | 0 | n/a | n/a | 24 |
| St. Albert City | | | | | | | | | |
| February 2014 | 12 | 0 | 0 | 0 | 0 | 4 | n/a | n/a | 16 |
| February 2013 | 14 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 14 |
| Stony Plain Town | | | | | | | | | |
| February 2014 | 7 | 2 | 0 | 0 | 1 | 0 | n/a | n/a | 10 |
| February 2013 | 9 | 0 | 0 | 0 | 2 | 0 | n/a | n/a | 11 |
| Strathcona County | | | | | | | | | |
| February 2014 | 25 | 9 | 0 | 0 | 4 | 5 | n/a | n/a | 43 |
| February 2013 | 33 | 0 | 0 | 0 | 13 | 6 | n/a | n/a | 52 |
| Sturgeon County | | | | | | | | | |
| February 2014 | 11 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 11 |
| February 2013 | 17 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 17 |
| Remainder of the CMA | | | | | | | | | |
| February 2014 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| February 2013 | 7 | 0 | 0 | 0 | 0 | 0 | n/a | n/a | 7 |
| Edmonton CMA | | | | | | | | | |
| February 2014 | 504 | 179 | 59 | 0 | 44 | 66 | n/a | n/a | 852 |
| February 2013 | 401 | 140 | 13 | 0 | 59 | 137 | n/a | n/a | 750 |

Source: CMHC (Starts and Completions Survey, Market Absorption Survey)

**Table 1.3: History of Housing Starts of Edmonton CMA
2004 - 2013**

| | Ownership | | | | | | Rental | | Total ^a |
|----------|-----------|-------|----------------------|-------------|-----------------|-----------------|-----------------------------|-----------------|--------------------|
| | Freehold | | | Condominium | | | Single, Semi, and Row | Apt. & Other | |
| | Single | Semi | Row, Apt. & Other | Single | Row and Semi | Apt. & Other | | | |
| 2013 | 5,964 | 1,946 | 476 | 6 | 1,050 | 3,121 | 83 | 2,043 | 14,689 |
| % Change | 5.5 | -1.9 | 144.1 | 50.0 | -1.0 | 57.4 | *** | 5.1 | 14.4 |
| 2012 | 5,654 | 1,984 | 195 | 4 | 1,061 | 1,983 | 12 | 1,944 | 12,837 |
| % Change | 13.0 | 59.0 | 50.0 | -73.3 | 45.7 | 42.5 | 200.0 | 139.1 | 37.6 |
| 2011 | 5,002 | 1,248 | 130 | 15 | 728 | 1,392 | 4 | 813 | 9,332 |
| % Change | -17.4 | 7.8 | 4.0 | 87.5 | -12.1 | -4.9 | -89.5 | 185.3 | -6.3 |
| 2010 | 6,054 | 1,158 | 125 | 8 | 828 | 1,463 | 38 | 285 | 9,959 |
| % Change | 55.9 | 25.3 | -9.4 | -42.9 | 36.2 | *** | *** | -2.7 | 57.7 |
| 2009 | 3,883 | 924 | 138 | 14 | 608 | 453 | 4 | 293 | 6,317 |
| % Change | 49.1 | 50.5 | 200.0 | *** | -18.6 | -81.9 | -81.0 | *** | -4.5 |
| 2008 | 2,604 | 614 | 46 | 2 | 747 | 2,507 | 21 | 74 | 6,615 |
| % Change | -65.9 | -51.7 | -11.5 | -93.1 | -54.6 | -35.0 | -44.7 | -79.2 | -55.6 |
| 2007 | 7,644 | 1,270 | 52 | 29 | 1,644 | 3,856 | 38 | 355 | 14,888 |
| % Change | -15.4 | 18.0 | 6.1 | -3.3 | 54.4 | 11.9 | *** | 36.0 | -0.5 |
| 2006 | 9,032 | 1,076 | 49 | 30 | 1,065 | 3,445 | 12 | 261 | 14,970 |
| % Change | 19.1 | 52.0 | *** | -11.8 | -5.2 | 11.2 | -84.4 | -60.7 | 12.6 |
| 2005 | 7,586 | 708 | 3 | 34 | 1,124 | 3,098 | 77 | 664 | 13,294 |
| % Change | 15.4 | 7.9 | -62.5 | -12.8 | 29.0 | 28.7 | -27.4 | -19.7 | 15.7 |
| 2004 | 6,574 | 656 | 8 | 39 | 871 | 2,407 | 106 | 827 | 11,488 |

Source: CMHC (Starts and Completions Survey)

Table 2: Starts by Submarket and by Dwelling Type
February 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|------------|------------|-----------|------------|--------------|------------|------------|--------------|--------------|
| | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | % Change |
| Edmonton City | 363 | 276 | 108 | 108 | 26 | 168 | 24 | 319 | 521 | 871 | -40.2 |
| Beaumont Town | 6 | 12 | 2 | 4 | 3 | 8 | 0 | 0 | 11 | 24 | -54.2 |
| Calmar Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Fort Saskatchewan City | 21 | 20 | 4 | 4 | 0 | 0 | 0 | 0 | 25 | 24 | 4.2 |
| Gibbons Town | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | -100.0 |
| Leduc City | 21 | 23 | 12 | 14 | 28 | 0 | 0 | 0 | 61 | 37 | 64.9 |
| Leduc County | 6 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 0 | n/a |
| Morinville Town | 0 | 3 | 0 | 0 | 0 | 4 | 0 | 0 | 0 | 7 | -100.0 |
| Parkland County | 6 | 7 | 2 | 2 | 0 | 0 | 0 | 0 | 8 | 9 | -11.1 |
| Spruce Grove City | 30 | 15 | 6 | 6 | 12 | 8 | 0 | 0 | 48 | 29 | 65.5 |
| St. Albert City | 14 | 8 | 18 | 0 | 0 | 0 | 0 | 0 | 32 | 8 | *** |
| Stony Plain Town | 14 | 2 | 8 | 8 | 3 | 0 | 0 | 0 | 25 | 10 | 150.0 |
| Strathcona County | 10 | 23 | 0 | 6 | 3 | 0 | 0 | 0 | 13 | 29 | -55.2 |
| Sturgeon County | 1 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 2 | -50.0 |
| Remainder of the CMA | 0 | 1 | 0 | 0 | 0 | 0 | 36 | 0 | 36 | 1 | *** |
| Edmonton CMA | 492 | 395 | 160 | 152 | 75 | 188 | 60 | 319 | 787 | 1,054 | -25.3 |

Table 2.1: Starts by Submarket and by Dwelling Type
January - February 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | |
|------------------------|------------|------------|------------|------------|------------|------------|--------------|------------|--------------|--------------|-------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | % Change |
| Edmonton City | 653 | 494 | 196 | 184 | 47 | 197 | 259 | 471 | 1,155 | 1,346 | -14.2 |
| Beaumont Town | 15 | 25 | 2 | 6 | 3 | 12 | 0 | 0 | 20 | 43 | -53.5 |
| Calmar Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | -100.0 |
| Devon Town | 0 | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 | n/a |
| Fort Saskatchewan City | 39 | 31 | 8 | 6 | 0 | 0 | 0 | 0 | 47 | 37 | 27.0 |
| Gibbons Town | 2 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 2 | 0.0 |
| Leduc City | 34 | 38 | 28 | 24 | 28 | 0 | 0 | 0 | 90 | 62 | 45.2 |
| Leduc County | 11 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 4 | 175.0 |
| Morinville Town | 2 | 5 | 0 | 2 | 0 | 8 | 0 | 0 | 2 | 15 | -86.7 |
| Parkland County | 9 | 13 | 4 | 2 | 0 | 0 | 0 | 0 | 13 | 15 | -13.3 |
| Spruce Grove City | 48 | 21 | 16 | 16 | 16 | 16 | 0 | 0 | 80 | 53 | 50.9 |
| St. Albert City | 25 | 11 | 18 | 0 | 0 | 0 | 0 | 0 | 43 | 11 | *** |
| Stony Plain Town | 17 | 4 | 8 | 10 | 3 | 0 | 0 | 0 | 28 | 14 | 100.0 |
| Strathcona County | 22 | 41 | 6 | 12 | 3 | 8 | 0 | 0 | 31 | 61 | -49.2 |
| Sturgeon County | 2 | 8 | 0 | 0 | 0 | 0 | 0 | 0 | 2 | 8 | -75.0 |
| Remainder of the CMA | 1 | 1 | 0 | 0 | 0 | 0 | 36 | 0 | 37 | 1 | *** |
| Edmonton CMA | 880 | 699 | 288 | 262 | 100 | 241 | 295 | 471 | 1,563 | 1,673 | -6.6 |

Source: CMHC (Starts and Completions Survey)

Table 2.2: Starts by Submarket, by Dwelling Type and by Intended Market
February 2014

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|------------|----------|----------|--------------------------|------------|-----------|----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 |
| Edmonton City | 26 | 168 | 0 | 0 | 20 | 319 | 4 | 0 |
| Beaumont Town | 3 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 12 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 0 |
| Edmonton CMA | 75 | 188 | 0 | 0 | 20 | 319 | 40 | 0 |

Table 2.3: Starts by Submarket, by Dwelling Type and by Intended Market
January - February 2014

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|------------|----------|----------|--------------------------|------------|------------|-----------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Edmonton City | 47 | 197 | 0 | 0 | 129 | 393 | 130 | 78 |
| Beaumont Town | 3 | 12 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 28 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 16 | 16 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Stony Plain Town | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 3 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 36 | 0 |
| Edmonton CMA | 100 | 241 | 0 | 0 | 129 | 393 | 166 | 78 |

Source: CMHC (Starts and Completions Survey)

Table 2.4: Starts by Submarket and by Intended Market
February 2014

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|------------|------------|-------------|------------|-----------|----------|------------|--------------|
| | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 |
| Edmonton City | 484 | 397 | 33 | 474 | 4 | 0 | 521 | 871 |
| Beaumont Town | 11 | 24 | 0 | 0 | 0 | 0 | 11 | 24 |
| Calmar Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 25 | 24 | 0 | 0 | 0 | 0 | 25 | 24 |
| Gibbons Town | 0 | 2 | 0 | 0 | 0 | 0 | 0 | 2 |
| Leduc City | 39 | 37 | 22 | 0 | 0 | 0 | 61 | 37 |
| Leduc County | 6 | 0 | 0 | 0 | 0 | 0 | 6 | 0 |
| Morinville Town | 0 | 7 | 0 | 0 | 0 | 0 | 0 | 7 |
| Parkland County | 8 | 9 | 0 | 0 | 0 | 0 | 8 | 9 |
| Spruce Grove City | 36 | 29 | 12 | 0 | 0 | 0 | 48 | 29 |
| St. Albert City | 16 | 8 | 16 | 0 | 0 | 0 | 32 | 8 |
| Stony Plain Town | 22 | 10 | 3 | 0 | 0 | 0 | 25 | 10 |
| Strathcona County | 10 | 23 | 3 | 6 | 0 | 0 | 13 | 29 |
| Sturgeon County | 1 | 2 | 0 | 0 | 0 | 0 | 1 | 2 |
| Remainder of the CMA | 0 | 1 | 0 | 0 | 36 | 0 | 36 | 1 |
| Edmonton CMA | 658 | 574 | 89 | 480 | 40 | 0 | 787 | 1,054 |

Table 2.5: Starts by Submarket and by Intended Market
January - February 2014

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|--------------|--------------|-------------|------------|------------|-----------|--------------|--------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Edmonton City | 862 | 700 | 163 | 568 | 130 | 78 | 1,155 | 1,346 |
| Beaumont Town | 20 | 43 | 0 | 0 | 0 | 0 | 20 | 43 |
| Calmar Town | 0 | 1 | 0 | 0 | 0 | 0 | 0 | 1 |
| Devon Town | 2 | 0 | 0 | 0 | 0 | 0 | 2 | 0 |
| Fort Saskatchewan City | 47 | 35 | 0 | 2 | 0 | 0 | 47 | 37 |
| Gibbons Town | 2 | 2 | 0 | 0 | 0 | 0 | 2 | 2 |
| Leduc City | 68 | 62 | 22 | 0 | 0 | 0 | 90 | 62 |
| Leduc County | 11 | 4 | 0 | 0 | 0 | 0 | 11 | 4 |
| Morinville Town | 2 | 11 | 0 | 4 | 0 | 0 | 2 | 15 |
| Parkland County | 13 | 15 | 0 | 0 | 0 | 0 | 13 | 15 |
| Spruce Grove City | 68 | 53 | 12 | 0 | 0 | 0 | 80 | 53 |
| St. Albert City | 27 | 11 | 16 | 0 | 0 | 0 | 43 | 11 |
| Stony Plain Town | 25 | 14 | 3 | 0 | 0 | 0 | 28 | 14 |
| Strathcona County | 28 | 45 | 3 | 16 | 0 | 0 | 31 | 61 |
| Sturgeon County | 2 | 8 | 0 | 0 | 0 | 0 | 2 | 8 |
| Remainder of the CMA | 1 | 1 | 0 | 0 | 36 | 0 | 37 | 1 |
| Edmonton CMA | 1,178 | 1,005 | 219 | 590 | 166 | 78 | 1,563 | 1,673 |

Source: CMHC (Starts and Completions Survey)

Table 3: Completions by Submarket and by Dwelling Type
February 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | % Change |
|------------------------|------------|------------|------------|------------|-----------|-----------|--------------|------------|------------|--------------|-------------|
| | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | |
| Edmonton City | 368 | 251 | 116 | 138 | 22 | 23 | 51 | 381 | 557 | 793 | -29.8 |
| Beaumont Town | 16 | 14 | 2 | 2 | 0 | 0 | 0 | 0 | 18 | 16 | 12.5 |
| Calmar Town | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | n/a |
| Fort Saskatchewan City | 15 | 21 | 2 | 4 | 0 | 4 | 0 | 0 | 17 | 29 | -41.4 |
| Gibbons Town | 4 | 2 | 0 | 0 | 0 | 0 | 0 | 0 | 4 | 2 | 100.0 |
| Leduc City | 30 | 32 | 10 | 10 | 3 | 0 | 0 | 0 | 43 | 42 | 2.4 |
| Leduc County | 6 | 9 | 0 | 0 | 0 | 0 | 0 | 0 | 6 | 9 | -33.3 |
| Morinville Town | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Parkland County | 29 | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 29 | 1 | ** |
| Spruce Grove City | 62 | 13 | 34 | 12 | 44 | 4 | 0 | 0 | 140 | 29 | ** |
| St. Albert City | 11 | 11 | 2 | 0 | 0 | 0 | 64 | 0 | 77 | 11 | ** |
| Stony Plain Town | 9 | 9 | 0 | 8 | 0 | 4 | 0 | 0 | 9 | 21 | -57.1 |
| Strathcona County | 25 | 24 | 8 | 6 | 4 | 8 | 0 | 0 | 37 | 38 | -2.6 |
| Sturgeon County | 11 | 17 | 0 | 0 | 0 | 0 | 0 | 0 | 11 | 17 | -35.3 |
| Remainder of the CMA | 3 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 3 | 0.0 |
| Edmonton CMA | 590 | 410 | 174 | 180 | 73 | 43 | 115 | 381 | 952 | 1,014 | -6.1 |

Table 3.1: Completions by Submarket and by Dwelling Type
January - February 2014

| Submarket | Single | | Semi | | Row | | Apt. & Other | | Total | | % Change |
|------------------------|------------|------------|------------|------------|------------|------------|--------------|------------|--------------|--------------|------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | |
| Edmonton City | 614 | 534 | 248 | 286 | 87 | 90 | 398 | 492 | 1,347 | 1,402 | -3.9 |
| Beaumont Town | 31 | 19 | 2 | 2 | 11 | 0 | 104 | 0 | 148 | 21 | ** |
| Calmar Town | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | -100.0 |
| Devon Town | 1 | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 1 | 0 | n/a |
| Fort Saskatchewan City | 32 | 42 | 10 | 12 | 0 | 4 | 0 | 0 | 42 | 58 | -27.6 |
| Gibbons Town | 5 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 5 | 4 | 25.0 |
| Leduc City | 54 | 42 | 20 | 18 | 3 | 8 | 0 | 0 | 77 | 68 | 13.2 |
| Leduc County | 7 | 13 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 13 | -46.2 |
| Morinville Town | 7 | 4 | 0 | 0 | 0 | 0 | 0 | 0 | 7 | 4 | 75.0 |
| Parkland County | 31 | 10 | 0 | 0 | 0 | 0 | 0 | 0 | 31 | 10 | ** |
| Spruce Grove City | 62 | 36 | 36 | 22 | 44 | 36 | 0 | 202 | 142 | 296 | -52.0 |
| St. Albert City | 19 | 27 | 4 | 0 | 0 | 0 | 128 | 0 | 151 | 27 | ** |
| Stony Plain Town | 11 | 17 | 0 | 12 | 0 | 4 | 0 | 0 | 11 | 33 | -66.7 |
| Strathcona County | 54 | 45 | 20 | 10 | 12 | 26 | 0 | 0 | 86 | 81 | 6.2 |
| Sturgeon County | 22 | 26 | 0 | 0 | 0 | 0 | 0 | 0 | 22 | 26 | -15.4 |
| Remainder of the CMA | 3 | 5 | 0 | 0 | 0 | 0 | 0 | 0 | 3 | 5 | -40.0 |
| Edmonton CMA | 953 | 827 | 340 | 362 | 157 | 168 | 630 | 694 | 2,080 | 2,051 | 1.4 |

Source: CMHC (Starts and Completions Survey)

Table 3.2: Completions by Submarket, by Dwelling Type and by Intended Market
February 2014

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|-----------|----------|----------|--------------------------|------------|-----------|------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 |
| Edmonton City | 16 | 23 | 6 | 0 | 51 | 119 | 0 | 262 |
| Beaumont Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 3 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 44 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 64 | 0 |
| Stony Plain Town | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 4 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edmonton CMA | 67 | 43 | 6 | 0 | 51 | 119 | 64 | 262 |

Table 3.3: Completions by Submarket, by Dwelling Type and by Intended Market
January - February 2014

| Submarket | Row | | | | Apt. & Other | | | |
|------------------------|--------------------------|------------|----------|----------|--------------------------|------------|------------|------------|
| | Freehold and Condominium | | Rental | | Freehold and Condominium | | Rental | |
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Edmonton City | 81 | 90 | 6 | 0 | 261 | 230 | 137 | 262 |
| Beaumont Town | 11 | 0 | 0 | 0 | 0 | 0 | 104 | 0 |
| Calmar Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Gibbons Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc City | 3 | 8 | 0 | 0 | 0 | 0 | 0 | 0 |
| Leduc County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Morinville Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Parkland County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Spruce Grove City | 44 | 36 | 0 | 0 | 0 | 0 | 0 | 202 |
| St. Albert City | 0 | 0 | 0 | 0 | 0 | 0 | 128 | 0 |
| Stony Plain Town | 0 | 4 | 0 | 0 | 0 | 0 | 0 | 0 |
| Strathcona County | 12 | 26 | 0 | 0 | 0 | 0 | 0 | 0 |
| Sturgeon County | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Remainder of the CMA | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Edmonton CMA | 151 | 168 | 6 | 0 | 261 | 230 | 369 | 464 |

Source: CMHC (Starts and Completions Survey)

Table 3.4: Completions by Submarket and by Intended Market
February 2014

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|------------|------------|-------------|------------|-----------|------------|------------|--------------|
| | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 | Feb 2014 | Feb 2013 |
| Edmonton City | 491 | 392 | 58 | 137 | 8 | 264 | 557 | 793 |
| Beaumont Town | 18 | 16 | 0 | 0 | 0 | 0 | 18 | 16 |
| Calmar Town | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Devon Town | 0 | 0 | 0 | 0 | 0 | 0 | 0 | 0 |
| Fort Saskatchewan City | 17 | 29 | 0 | 0 | 0 | 0 | 17 | 29 |
| Gibbons Town | 4 | 2 | 0 | 0 | 0 | 0 | 4 | 2 |
| Leduc City | 43 | 42 | 0 | 0 | 0 | 0 | 43 | 42 |
| Leduc County | 6 | 9 | 0 | 0 | 0 | 0 | 6 | 9 |
| Morinville Town | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Parkland County | 29 | 1 | 0 | 0 | 0 | 0 | 29 | 1 |
| Spruce Grove City | 140 | 21 | 0 | 8 | 0 | 0 | 140 | 29 |
| St. Albert City | 13 | 11 | 0 | 0 | 64 | 0 | 77 | 11 |
| Stony Plain Town | 9 | 17 | 0 | 4 | 0 | 0 | 9 | 21 |
| Strathcona County | 33 | 24 | 4 | 14 | 0 | 0 | 37 | 38 |
| Sturgeon County | 11 | 17 | 0 | 0 | 0 | 0 | 11 | 17 |
| Remainder of the CMA | 3 | 3 | 0 | 0 | 0 | 0 | 3 | 3 |
| Edmonton CMA | 818 | 587 | 62 | 163 | 72 | 264 | 952 | 1,014 |

Table 3.5: Completions by Submarket and by Intended Market
January - February 2014

| Submarket | Freehold | | Condominium | | Rental | | Total* | |
|------------------------|--------------|--------------|-------------|------------|------------|------------|--------------|--------------|
| | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 | YTD 2014 | YTD 2013 |
| Edmonton City | 866 | 823 | 336 | 315 | 145 | 264 | 1,347 | 1,402 |
| Beaumont Town | 44 | 21 | 0 | 0 | 104 | 0 | 148 | 21 |
| Calmar Town | 0 | 3 | 0 | 0 | 0 | 0 | 0 | 3 |
| Devon Town | 1 | 0 | 0 | 0 | 0 | 0 | 1 | 0 |
| Fort Saskatchewan City | 42 | 55 | 0 | 3 | 0 | 0 | 42 | 58 |
| Gibbons Town | 5 | 4 | 0 | 0 | 0 | 0 | 5 | 4 |
| Leduc City | 77 | 60 | 0 | 8 | 0 | 0 | 77 | 68 |
| Leduc County | 7 | 13 | 0 | 0 | 0 | 0 | 7 | 13 |
| Morinville Town | 7 | 4 | 0 | 0 | 0 | 0 | 7 | 4 |
| Parkland County | 31 | 10 | 0 | 0 | 0 | 0 | 31 | 10 |
| Spruce Grove City | 142 | 78 | 0 | 16 | 0 | 202 | 142 | 296 |
| St. Albert City | 23 | 27 | 0 | 0 | 128 | 0 | 151 | 27 |
| Stony Plain Town | 11 | 29 | 0 | 4 | 0 | 0 | 11 | 33 |
| Strathcona County | 68 | 47 | 18 | 34 | 0 | 0 | 86 | 81 |
| Sturgeon County | 22 | 26 | 0 | 0 | 0 | 0 | 22 | 26 |
| Remainder of the CMA | 3 | 5 | 0 | 0 | 0 | 0 | 3 | 5 |
| Edmonton CMA | 1,349 | 1,205 | 354 | 380 | 377 | 466 | 2,080 | 2,051 |

Source: CMHC (Starts and Completions Survey)

Table 4: Absorbed Single-Detached Units by Price Range

February 2014

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|------------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$350,000 | | \$350,000 - \$449,999 | | \$450,000 - \$549,999 | | \$550,000 - \$649,999 | | \$650,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Edmonton City | | | | | | | | | | | | | |
| February 2014 | 21 | 7.0 | 93 | 30.8 | 81 | 26.8 | 46 | 15.2 | 61 | 20.2 | 302 | 488,832 | 581,254 |
| February 2013 | 19 | 8.2 | 100 | 43.3 | 71 | 30.7 | 20 | 8.7 | 21 | 9.1 | 231 | 447,200 | 509,682 |
| Year-to-date 2014 | 35 | 6.0 | 178 | 30.5 | 182 | 31.2 | 90 | 15.4 | 99 | 17.0 | 584 | 488,482 | 563,601 |
| Year-to-date 2013 | 47 | 9.4 | 210 | 41.8 | 143 | 28.5 | 43 | 8.6 | 59 | 11.8 | 502 | 447,750 | 507,848 |
| Beaumont Town | | | | | | | | | | | | | |
| February 2014 | 0 | 0.0 | 4 | 18.2 | 10 | 45.5 | 6 | 27.3 | 2 | 9.1 | 22 | 521,493 | 555,278 |
| February 2013 | 0 | 0.0 | 8 | 57.1 | 2 | 14.3 | 4 | 28.6 | 0 | 0.0 | 14 | 449,400 | 481,536 |
| Year-to-date 2014 | 0 | 0.0 | 8 | 24.2 | 14 | 42.4 | 9 | 27.3 | 2 | 6.1 | 33 | 518,985 | 540,318 |
| Year-to-date 2013 | 1 | 5.3 | 9 | 47.4 | 3 | 15.8 | 6 | 31.6 | 0 | 0.0 | 19 | 449,800 | 476,661 |
| Calmar Town | | | | | | | | | | | | | |
| February 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| February 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Devon Town | | | | | | | | | | | | | |
| February 2014 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| February 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 0 | 0.0 | 1 | 100.0 | 0 | 0.0 | 0 | 0.0 | 1 | -- | -- |
| Year-to-date 2013 | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | n/a | 0 | -- | -- |
| Fort Saskatchewan City | | | | | | | | | | | | | |
| February 2014 | 1 | 11.1 | 2 | 22.2 | 2 | 22.2 | 3 | 33.3 | 1 | 11.1 | 9 | -- | -- |
| February 2013 | 1 | 5.9 | 8 | 47.1 | 6 | 35.3 | 0 | 0.0 | 2 | 11.8 | 17 | 435,000 | 477,188 |
| Year-to-date 2014 | 2 | 6.9 | 11 | 37.9 | 7 | 24.1 | 6 | 20.7 | 3 | 10.3 | 29 | 460,000 | 508,524 |
| Year-to-date 2013 | 2 | 5.7 | 17 | 48.6 | 10 | 28.6 | 3 | 8.6 | 3 | 8.6 | 35 | 435,000 | 473,174 |
| Gibbons Town | | | | | | | | | | | | | |
| February 2014 | 0 | 0.0 | 4 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| February 2013 | 2 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2014 | 1 | 20.0 | 4 | 80.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 5 | -- | -- |
| Year-to-date 2013 | 3 | 75.0 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| Leduc City | | | | | | | | | | | | | |
| February 2014 | 4 | 14.3 | 11 | 39.3 | 12 | 42.9 | 1 | 3.6 | 0 | 0.0 | 28 | 431,950 | 436,352 |
| February 2013 | 11 | 39.3 | 7 | 25.0 | 6 | 21.4 | 4 | 14.3 | 0 | 0.0 | 28 | 397,250 | 412,055 |
| Year-to-date 2014 | 16 | 32.7 | 17 | 34.7 | 15 | 30.6 | 1 | 2.0 | 0 | 0.0 | 49 | 394,757 | 405,849 |
| Year-to-date 2013 | 13 | 33.3 | 13 | 33.3 | 8 | 20.5 | 4 | 10.3 | 1 | 2.6 | 39 | 412,800 | 413,998 |
| Leduc County | | | | | | | | | | | | | |
| February 2014 | 0 | 0.0 | 1 | 25.0 | 1 | 25.0 | 1 | 25.0 | 1 | 25.0 | 4 | -- | -- |
| February 2013 | 0 | 0.0 | 3 | 37.5 | 2 | 25.0 | 0 | 0.0 | 3 | 37.5 | 8 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 2 | 25.0 | 2 | 25.0 | 3 | 37.5 | 1 | 12.5 | 8 | -- | -- |
| Year-to-date 2013 | 2 | 15.4 | 4 | 30.8 | 2 | 15.4 | 2 | 15.4 | 3 | 23.1 | 13 | 450,600 | 516,720 |
| Morinville Town | | | | | | | | | | | | | |
| February 2014 | 0 | 0.0 | 3 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| February 2013 | 0 | 0.0 | 4 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 8 | 80.0 | 2 | 20.0 | 0 | 0.0 | 0 | 0.0 | 10 | 420,000 | 413,580 |
| Year-to-date 2013 | 0 | 0.0 | 6 | 100.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 6 | -- | -- |

Source: CMHC (Market Absorption Survey)

Table 4: Absorbed Single-Detached Units by Price Range
February 2014

| Submarket | Price Ranges | | | | | | | | | | Total | Median Price (\$) | Average Price (\$) |
|----------------------|--------------|-----------|-----------------------|-----------|-----------------------|-----------|-----------------------|-----------|-------------|-----------|-------|-------------------|--------------------|
| | < \$350,000 | | \$350,000 - \$449,999 | | \$450,000 - \$549,999 | | \$550,000 - \$649,999 | | \$650,000 + | | | | |
| | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | Units | Share (%) | | | |
| Parkland County | | | | | | | | | | | | | |
| February 2014 | 2 | 15.4 | 0 | 0.0 | 1 | 7.7 | 2 | 15.4 | 8 | 61.5 | 13 | 759,000 | 774,227 |
| February 2013 | 1 | 25.0 | 0 | 0.0 | 0 | 0.0 | 2 | 50.0 | 1 | 25.0 | 4 | -- | -- |
| Year-to-date 2014 | 2 | 15.4 | 0 | 0.0 | 1 | 7.7 | 2 | 15.4 | 8 | 61.5 | 13 | 759,000 | 774,227 |
| Year-to-date 2013 | 1 | 14.3 | 2 | 28.6 | 1 | 14.3 | 2 | 28.6 | 1 | 14.3 | 7 | -- | -- |
| Spruce Grove City | | | | | | | | | | | | | |
| February 2014 | 5 | 12.2 | 11 | 26.8 | 17 | 41.5 | 7 | 17.1 | 1 | 2.4 | 41 | 481,900 | 473,375 |
| February 2013 | 3 | 27.3 | 2 | 18.2 | 4 | 36.4 | 1 | 9.1 | 1 | 9.1 | 11 | 459,233 | 452,985 |
| Year-to-date 2014 | 6 | 14.3 | 11 | 26.2 | 17 | 40.5 | 7 | 16.7 | 1 | 2.4 | 42 | 481,900 | 469,796 |
| Year-to-date 2013 | 6 | 19.4 | 9 | 29.0 | 7 | 22.6 | 5 | 16.1 | 4 | 12.9 | 31 | 450,778 | 476,837 |
| St. Albert City | | | | | | | | | | | | | |
| February 2014 | 0 | 0.0 | 1 | 8.3 | 2 | 16.7 | 6 | 50.0 | 3 | 25.0 | 12 | 625,900 | 628,400 |
| February 2013 | 0 | 0.0 | 2 | 14.3 | 5 | 35.7 | 1 | 7.1 | 6 | 42.9 | 14 | 556,550 | 597,029 |
| Year-to-date 2014 | 0 | 0.0 | 1 | 4.0 | 9 | 36.0 | 10 | 40.0 | 5 | 20.0 | 25 | 598,000 | 602,776 |
| Year-to-date 2013 | 0 | 0.0 | 5 | 17.9 | 8 | 28.6 | 6 | 21.4 | 9 | 32.1 | 28 | 574,800 | 588,725 |
| Stony Plain Town | | | | | | | | | | | | | |
| February 2014 | 0 | 0.0 | 2 | 50.0 | 1 | 25.0 | 1 | 25.0 | 0 | 0.0 | 4 | -- | -- |
| February 2013 | 1 | 11.1 | 6 | 66.7 | 2 | 22.2 | 0 | 0.0 | 0 | 0.0 | 9 | -- | -- |
| Year-to-date 2014 | 0 | 0.0 | 2 | 40.0 | 1 | 20.0 | 1 | 20.0 | 1 | 20.0 | 5 | -- | -- |
| Year-to-date 2013 | 1 | 6.7 | 9 | 60.0 | 4 | 26.7 | 0 | 0.0 | 1 | 6.7 | 15 | 430,000 | 455,704 |
| Strathcona County | | | | | | | | | | | | | |
| February 2014 | 0 | 0.0 | 2 | 9.1 | 9 | 40.9 | 5 | 22.7 | 6 | 27.3 | 22 | 552,500 | 606,318 |
| February 2013 | 1 | 3.0 | 10 | 30.3 | 7 | 21.2 | 7 | 21.2 | 8 | 24.2 | 33 | 525,000 | 642,212 |
| Year-to-date 2014 | 0 | 0.0 | 4 | 9.3 | 18 | 41.9 | 12 | 27.9 | 9 | 20.9 | 43 | 545,000 | 830,488 |
| Year-to-date 2013 | 1 | 1.9 | 18 | 33.3 | 13 | 24.1 | 12 | 22.2 | 10 | 18.5 | 54 | 519,500 | 593,315 |
| Sturgeon County | | | | | | | | | | | | | |
| February 2014 | 1 | 9.1 | 0 | 0.0 | 1 | 9.1 | 4 | 36.4 | 5 | 45.5 | 11 | 640,000 | 627,182 |
| February 2013 | 1 | 5.9 | 1 | 5.9 | 6 | 35.3 | 4 | 23.5 | 5 | 29.4 | 17 | 550,000 | 587,059 |
| Year-to-date 2014 | 2 | 9.5 | 0 | 0.0 | 3 | 14.3 | 5 | 23.8 | 11 | 52.4 | 21 | 670,000 | 673,714 |
| Year-to-date 2013 | 3 | 11.5 | 3 | 11.5 | 8 | 30.8 | 6 | 23.1 | 6 | 23.1 | 26 | 530,000 | 689,231 |
| Remainder of the CMA | | | | | | | | | | | | | |
| February 2014 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| February 2013 | 2 | 66.7 | 1 | 33.3 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 3 | -- | -- |
| Year-to-date 2014 | 1 | 50.0 | 1 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 2 | -- | -- |
| Year-to-date 2013 | 2 | 50.0 | 2 | 50.0 | 0 | 0.0 | 0 | 0.0 | 0 | 0.0 | 4 | -- | -- |
| Edmonton CMA | | | | | | | | | | | | | |
| February 2014 | 35 | 7.3 | 135 | 28.3 | 137 | 28.7 | 82 | 17.2 | 88 | 18.4 | 477 | 499,500 | 566,859 |
| February 2013 | 42 | 10.6 | 152 | 38.5 | 111 | 28.1 | 43 | 10.9 | 47 | 11.9 | 395 | 451,900 | 512,855 |
| Year-to-date 2014 | 65 | 7.5 | 247 | 28.4 | 272 | 31.3 | 146 | 16.8 | 140 | 16.1 | 870 | 490,000 | 564,824 |
| Year-to-date 2013 | 82 | 10.5 | 308 | 39.3 | 207 | 26.4 | 89 | 11.4 | 97 | 12.4 | 783 | 450,000 | 510,869 |

Source: CMHC (Market Absorption Survey)

Table 4.1: Average Price (\$) of Absorbed Single-detached Units
February 2014

| Submarket | Feb 2014 | Feb 2013 | % Change | YTD 2014 | YTD 2013 | % Change |
|------------------------|----------------|----------------|-------------|----------------|----------------|-------------|
| Edmonton City | 581,254 | 509,682 | 14.0 | 563,601 | 507,848 | 11.0 |
| Beaumont Town | 555,278 | 481,536 | 15.3 | 540,318 | 476,661 | 13.4 |
| Calmar Town | -- | -- | n/a | -- | -- | n/a |
| Devon Town | -- | -- | n/a | -- | -- | n/a |
| Fort Saskatchewan City | -- | 477,188 | n/a | 508,524 | 473,174 | 7.5 |
| Gibbons Town | -- | -- | n/a | -- | -- | n/a |
| Leduc City | 436,352 | 412,055 | 5.9 | 405,849 | 413,998 | -2.0 |
| Leduc County | -- | -- | n/a | -- | 516,720 | n/a |
| Morinville Town | -- | -- | n/a | 413,580 | -- | n/a |
| Parkland County | 774,227 | -- | n/a | 774,227 | -- | n/a |
| Spruce Grove City | 473,375 | 452,985 | 4.5 | 469,796 | 476,837 | -1.5 |
| St. Albert City | 628,400 | 597,029 | 5.3 | 602,776 | 588,725 | 2.4 |
| Stony Plain Town | -- | -- | n/a | -- | 455,704 | n/a |
| Strathcona County | 606,318 | 642,212 | -5.6 | 830,488 | 593,315 | 40.0 |
| Sturgeon County | 627,182 | 587,059 | 6.8 | 673,714 | 689,231 | -2.3 |
| Remainder of the CMA | -- | -- | n/a | -- | -- | n/a |
| Edmonton CMA | 566,859 | 512,855 | 10.5 | 564,824 | 510,869 | 10.6 |

Source: CMHC (Market Absorption Survey)

Table 5: MLS® Residential Activity for Edmonton**February 2014**

| | | Number of Sales ¹ | Yr/Yr ² (%) | Sales SA ¹ | Number of New Listings ¹ | New Listings SA ¹ | Sales-to- New Listings SA ² | Average Price ¹ (\$) | Yr/Yr ² (%) | Average Price ¹ (\$) SA |
|------|-----------|---------------------------------|------------------------|-----------------------|---|---------------------------------|--|------------------------------------|------------------------|--|
| 2013 | January | 1,075 | 15.6 | 1,628 | 2,172 | 2,437 | 66.8 | 323,541 | 1.7 | 334,191 |
| | February | 1,301 | 5.7 | 1,569 | 2,328 | 2,518 | 62.3 | 334,347 | 1.4 | 340,871 |
| | March | 1,645 | 1.4 | 1,596 | 2,795 | 2,508 | 63.6 | 350,723 | 4.5 | 342,381 |
| | April | 1,838 | -1.9 | 1,448 | 3,213 | 2,509 | 57.7 | 349,047 | 3.7 | 345,293 |
| | May | 2,151 | -0.2 | 1,555 | 3,734 | 2,639 | 58.9 | 350,921 | 1.1 | 339,477 |
| | June | 2,052 | 7.3 | 1,678 | 3,151 | 2,703 | 62.1 | 353,360 | 3.8 | 344,937 |
| | July | 2,136 | 23.8 | 1,661 | 2,949 | 2,562 | 64.8 | 345,335 | 2.4 | 340,216 |
| | August | 1,753 | 14.2 | 1,705 | 2,660 | 2,550 | 66.9 | 348,758 | 4.3 | 347,011 |
| | September | 1,712 | 24.8 | 1,769 | 2,404 | 2,498 | 70.8 | 349,923 | 8.1 | 347,524 |
| | October | 1,682 | 23.2 | 1,714 | 2,102 | 2,387 | 71.8 | 332,461 | 1.4 | 339,163 |
| | November | 1,291 | 15.8 | 1,695 | 1,591 | 2,406 | 70.4 | 339,703 | 2.5 | 347,241 |
| | December | 916 | 14.1 | 1,535 | 912 | 2,292 | 67.0 | 347,103 | 5.4 | 356,916 |
| 2014 | January | 987 | -8.2 | 1,502 | 2,282 | 2,495 | 60.2 | 343,545 | 6.2 | 356,505 |
| | February | 1,122 | -13.8 | 1,364 | 1,972 | 2,159 | 63.2 | 359,973 | 7.7 | 364,231 |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |
| | Q1 2013 | 4,021 | 6.3 | | 7,295 | | | 338,157 | 2.7 | |
| | Q1 2014 | N/A | | | N/A | | | N/A | | |
| | YTD 2013 | 2,376 | 9.9 | | 4,500 | | | 329,458 | 1.5 | |
| | YTD 2014 | 2,109 | -11.2 | | 4,254 | | | 352,285 | 6.9 | |

MLS® is a registered trademark of the Canadian Real Estate Association (CREA).

¹Source: CREA²Source: CMHC, adapted from MLS® data supplied by CREA

Table 6: Economic Indicators
February 2014

| | | Interest Rates | | | NHPI, Total, Edmonton CMA 2007=100 | CPI, 2002 =100 | Edmonton Labour Market | | | |
|------|-----------|---------------------------|-----------------------|---------------|--|----------------------|-------------------------|-----------------------------|------------------------------|------------------------------------|
| | | P & I Per \$100,000 | Mortgage Rates (%) | | | | Employment SA (.000) | Unemployment Rate (%) SA | Participation Rate (%) SA | Average Weekly Earnings (\$) |
| | | | 1 Yr. Term | 5 Yr. Term | | | | | | |
| 2013 | January | 595 | 3.00 | 5.24 | 91.0 | 126.8 | 703 | 4.3 | 73.0 | 1,030 |
| | February | 595 | 3.00 | 5.24 | 91.0 | 128.0 | 702 | 4.4 | 72.7 | 1,028 |
| | March | 590 | 3.00 | 5.14 | 91.0 | 128.3 | 704 | 4.3 | 72.6 | 1,035 |
| | April | 590 | 3.00 | 5.14 | 91.2 | 129.0 | 704 | 4.5 | 72.5 | 1,038 |
| | May | 590 | 3.00 | 5.14 | 91.0 | 129.7 | 707 | 4.6 | 72.8 | 1,048 |
| | June | 590 | 3.14 | 5.14 | 91.3 | 130.0 | 713 | 4.7 | 73.2 | 1,046 |
| | July | 590 | 3.14 | 5.14 | 91.2 | 129.5 | 719 | 4.9 | 73.7 | 1,041 |
| | August | 601 | 3.14 | 5.34 | 91.4 | 129.4 | 724 | 5.3 | 74.1 | 1,033 |
| | September | 601 | 3.14 | 5.34 | 91.0 | 129.5 | 725 | 5.2 | 73.9 | 1,037 |
| | October | 601 | 3.14 | 5.34 | 91.1 | 129.2 | 723 | 5.4 | 73.6 | 1,044 |
| | November | 601 | 3.14 | 5.34 | 90.9 | 129.3 | 725 | 5.2 | 73.5 | 1,050 |
| | December | 601 | 3.14 | 5.34 | 90.9 | 128.9 | 726 | 5.5 | 73.6 | 1,052 |
| 2014 | January | 595 | 3.14 | 5.24 | 90.8 | 129.6 | 728 | 5.5 | 73.5 | 1,063 |
| | February | 595 | 3.14 | 5.24 | | 130.4 | 731 | 5.1 | 73.5 | 1,073 |
| | March | | | | | | | | | |
| | April | | | | | | | | | |
| | May | | | | | | | | | |
| | June | | | | | | | | | |
| | July | | | | | | | | | |
| | August | | | | | | | | | |
| | September | | | | | | | | | |
| | October | | | | | | | | | |
| | November | | | | | | | | | |
| | December | | | | | | | | | |

"P & I" means Principal and Interest (assumes \$100,000 mortgage amortized over 25 years using current 5 year interest rate)

"NHPI" means New Housing Price Index

"CPI" means Consumer Price Index

"SA" means Seasonally Adjusted

Source: CMHC, adapted from Statistics Canada (CANSIM), Statistics Canada (CANSIM)

METHODOLOGY

Starts & Completions Survey Methodology

The Starts and Completions Survey is conducted by way of site visits which are used to confirm that new units have reached set stages in the construction process. Since most municipalities in the country issue building permits, these are used as an indication of where construction is likely to take place. In areas where there are no permits, reliance has to be placed either on local sources or searching procedures.

The Starts and Completions Survey is carried out monthly in urban areas with population in excess of 50,000, as defined by the 2011 Census. In urban areas with populations of 10,000 to 49,999, all Starts are enumerated in the last month of the quarter (i.e. four times a year, in March, June, September and December). In these centres with quarterly enumeration, Completion activity is modeled based on historical patterns. Monthly Starts and Completions activity in these quarterly locations are statistically estimated at a provincial level for single and multi categories. Centres with populations below 10,000 are enumerated on a sample basis, also in the last month of each quarter (i.e. four times a year, in March, June, September and December).

The Starts and Completions Survey enumerates dwelling units in new structures only, designed for non-transient and year-round occupancy.

Mobile homes are included in the surveys. A mobile home is a type of manufactured house that is completely assembled in a factory and then moved to a foundation before it is occupied.

Trailers or any other movable dwelling (the larger often referred to as a mobile home) with no permanent foundation are excluded from the survey.

Conversions and/or alterations within an existing structure are excluded from the surveys as are seasonal dwellings, such as: summer cottages, hunting and ski cabins, trailers and boat houses; and hostel accommodations, such as: hospitals, nursing homes, penal institutions, convents, monasteries, military and industrial camps, and collective types of accommodation such as: hotels, clubs, and lodging homes.

Market Absorption Survey Methodology

The Market Absorption Survey is carried out in conjunction with the Starts and Completions Survey in urban areas with populations in excess of 50,000. When a structure is recorded as completed, an update is also made as units are sold or rented. The dwellings are then enumerated each month until such time as full absorption occurs.

STARTS AND COMPLETIONS SURVEY AND MARKET ABSORPTION SURVEY DEFINITIONS

A **"dwelling unit"**, for purposes of the Starts and Completions Survey, is defined as a structurally separate set of self-contained living premises with a private entrance from outside the building or from a common hall, lobby, or stairway inside the building. Such an entrance must be one that can be used without passing through another separate dwelling unit.

A **"start"**, for purposes of the Starts and Completions Survey, is defined as the beginning of construction work on a building, usually when the concrete has been poured for the whole of the footing around the structure, or an equivalent stage where a basement will not be part of the structure.

The number of units **"under construction"** as at the end of the period shown, takes into account certain adjustments which are necessary for various reasons. For example, after a start on a dwelling has commenced construction may cease, or a structure, when completed, may contain more or fewer dwelling units than were reported at start.

A **"completion"**, for purposes of the Starts and Completions Survey, is defined as the stage at which all the proposed construction work on a dwelling unit has been performed, although under some circumstances a dwelling may be counted as completed where up to 10 per cent of the proposed work remains to be done.

The term **"absorbed"** means that a housing unit is no longer on the market (i.e. has been sold or rented). This usually happens when a binding contract is secured by a non-refundable deposit and has been signed by a qualified purchaser. The purpose of the Market Absorption Survey is to measure the rate at which units are sold or rented after they are completed, as well as collect prices.

DWELLING TYPES:

A "**Single-Detached**" dwelling (also referred to as "**Single**") is a building containing only one dwelling unit, which is completely separated on all sides from any other dwelling or structure. Includes link homes, where two units may share a common basement wall but are separated above grade. Also includes cluster-single developments.

A "**Semi-Detached (Double)**" dwelling (also referred to as "**Semi**") is one of two dwellings located side-by-side in a building, adjoining no other structure and separated by a common or party wall extending from ground to roof.

A "**Row (Townhouse)**" dwelling is a one family dwelling unit in a row of three or more attached dwellings separated by a common or party wall extending from ground to roof.

The term "**Apartment and other**" includes all dwellings other than those described above, including structures commonly known as stacked townhouses, duplexes, triplexes, double duplexes and row duplexes.

INTENDED MARKET:

The "**intended market**" is the tenure in which the unit is being marketed. This includes the following categories:

Freehold: A residence where the owner owns the dwelling and lot outright.

Condominium (including Strata-Titled): An individual dwelling which is privately owned, but where the building and/or the land are collectively owned by all dwelling unit owners. A condominium is a form of ownership rather than a type of house.

Rental: Dwelling constructed for rental purposes regardless of who finances the structure.

GEOGRAPHICAL TERMS:

A census metropolitan area (CMA) or a census agglomeration (CA) is formed by one or more adjacent municipalities centred on a large urban area (known as the urban core). The census population count of the urban core is at least 10,000 to form a census agglomeration and at least 100,000 to form a census metropolitan area. To be included in the CMA or CA, other adjacent municipalities must have a high degree of integration with the central urban area, as measured by commuting flows derived from census place of work data. CMAs and CAs contain whole municipalities or Census Subdivisions.

A "**Rural**" area, for the purposes of this publication, is a centre with a population less than 10,000.

All data presented in this publication is based on Statistics Canada's 2006 Census area definitions.

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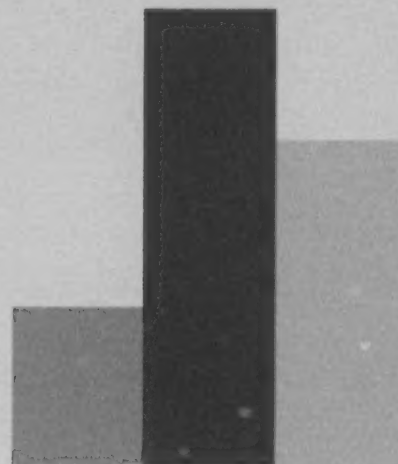
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